



CROWN HILLS NEWSLETTER

DECEMBER 2017

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Board of Directors

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Monday –Thursday
8:30 a.m. - 4:30 p.m.
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8:30 a.m. - 12:30 p.m.

Newsletter-Editor

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8181 Mission Gorge Rd, Ste. E
San Diego, CA 92120
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Next Board Meeting

Crown Hills Clubhouse
Tuesday, Jan 23rd, 2018
at 6:30 p.m.

President's Message

Merry Christmas and Happy Holidays Crown Hills Community. I can't believe how fast this year has flown by. It seems like just yesterday I was packing up my decorations and was already anxiously restarting my count down for Christmas and all the joys it brings. I always become very nostalgic at this time of year. Remembering all of the special moments that make the holidays so magical. Childhood memories of placing out cookies for Santa and carrots for his reindeers; to setting up the tree and how the beautiful fragrance of pine filled my home with the scents of Christmas. To the light and delight you see in a child's eyes when they first glimpse Santa. These are some of the favorite things I love about the holidays.

I would like to wish for all of you something very special - the gift of the present. Years ago I was given this incredible gift and I especially cherish it at the holidays. I always found myself getting caught up in planning for what was next, so busy multi tasking to try and get everything done. Then I was asked to "be here now" and to give to those I love the gift of my presence and my full attention. To stop missing out on what was happening now because I was planning for what was next. It is so easy to get caught up in this and the next thing you know time has gone by and you have missed out on all those special moments.

So my wish for you is to be able to take a deep breath and set aside all of the hustle and bustle of the holidays. To take time to say hello to your neighbor and to smile at those passing you on the street. To see the beauty of how the Christmas lights brighten our beautiful community. Savor a cup of hot cocoa and that last bite of cookie. Call a dear friend and loved one to say hello and catch up to see how they are. Wake up early to watch one of our magnificent Alpine sunrises. Make every second count that you have with your loved ones and really embrace what the holidays are about. The best gift you can give is that of your time and attention. Remember today is a precious gift and that is why we call it the present!

Sincerely, Cat Santangelo, President

Crown Hills Annual Holiday Lights Contest
December 19th-22nd

3 winners will each receive a \$50 gift card and a 2017 winner sign to place in the front yard. If you would like to be a judge, please sign up at the office before 12:30 pm on December 15th.

One judge per household, please. Winners will be announced on the bulletin boards on Friday Dec 22nd at 12:30 pm. For more details please see onsite manager.

Portable Fire Pits

Covered pits require a 10' clearance and uncovered pits require a 25' clearance from buildings and other combustible structures or materials. Make sure you have the cover on at all times while using your fire pit. Please never leave a fire unattended!

Architectural Application Requests

Reminder when submitting a request for improvement to your property, please make sure you are approved before any work begins.

Lost and Found

Quite a few pool toys and items left behind in the pool area are in the lost and found. All items will be donated at the end of this month. If you lost an item, please stop by the onsite office by Dec 22nd. A couple set of keys have recently been turned in, if you lost your keys please stop by the onsite office to see if their yours.

Fruit Trees

Do you have too much fruit growing on your trees and don't know what to do with it? Please feel free to bring some to the onsite office to share with your neighbors.

Clubhouse Parking Lot

We have installed new "No Parking Anytime Signs" in front of the mailboxes in an effort to stop vehicles from stopping in the area when picking up mail. The curb is painted Red for Fire Lane. Please be respectful and don't park in the area.

Pick Up After Your Pets

There are several pet waste bag stations through out the community for your convenience. You are encouraged to take advantage of these stations, so stop by and grab a waste bag and pick up after your pets. We would all appreciate not stepping on a smelly surprise! Please be courteous to your neighbors and keep the community free of pet waste!

October Clubhouse Activities

Mondays - Alpine Choral Rehearsal 7-9 pm

Wednesdays - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562

Third Wed. - Alpine Fire Safe Council 7:00 pm

Third Fri. - Community Game Night 6:30 pm
Contact Kathi 619.445.1174

Fourth Tue. - CHCA Board Meeting 6:30 pm



Holiday Hours

Office will be closed:

- ◆ Christmas Holiday - December 25th & 26th
- ◆ New Years Holiday - January 1st

Alpine Chorale Christmas Concert

On Dec 8th, Alpine Chorale will host a Christmas concert at 7:00 pm for all Crown Hills residents to enjoy. There will be free pastries and refreshments for all. Please bring your family and join the fun.



Trash Bins

Please remember to store your trash bins out of sight after trash has been pick up on Wednesdays.

Alpine Woman's Club

After lunch there will be a Sing-A-Long of Christmas Tunes with the Note Catchers.
Luncheon December 19th, 11:30 am.

The Christmas Home Tour on Saturday December 16th. If you are interested in learning more about the club then please make a reservation to attend their monthly meeting/luncheon. Please contact Karin Smith karinshouse64@yahoo.com or 619.357.5353. Information about events and programs can also be found on their website at www.alpinewomansclub.org or their Facebook page.

Noise Level Rules - Reminder

CC&R's Section 11.19 - Noise. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance or otherwise interfere with the enjoyment of other owners.



Meeting Minutes Summary - November 28, 2017

Open Forum

Members' present expressed concerns regarding accessibility to school buses. The buses will be allowed in the community until such time as the Association can engage the school district to allow a safe pickup area just outside of the community. Clubhouse holiday decorations were discussed as well as vehicle parking violations. All questions were answered to the satisfaction of the Members present.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

The Operating Account balance is \$21,419. The total Reserve Account balance is \$502,390. The Accounts Receivable balance is \$21,581. Monthly Income was \$61,190 with expenses of \$63,594. Total assets as of 10/31/2017 is \$546,271. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Architectural Committee

There were nine (9) new requests during the period 10/24/2017-11/28/2017. Nine (9) requests have been tentatively approved with one (1) requests finalized at this time. Members are reminded that the installation, construction, alteration, addition, modification or reconstruction of any structural improvement in the project which is visible from other lots or the common area shall not be commenced until the plans have been reviewed and approved by the Committee.

Landscape Committee

Community tree trimming and removal specifications are being drafted to obtain competitive proposals for these services in 2018. This item will remain on the agenda. Brush abatement proposals are also being obtained for the canyon area located between Columbine and Larkspur. This area will be scheduled for cleanup and tree trimming/removal in 2018.

Governing Documents Committee

The Board voted to adopt the amended Rules. The Rules are to be effective immediately. A draft of the amended Rules & Regulations was distributed to the membership for the minimum 30 day review and comment period which ended November 6, 2017. All comments have been addressed and/or responded to by the committee.

New Business

A Crime Prevention Specialist from the Sheriff's Department, Holly Nicholson, provided a presentation on neighborhood watch programs with members present. She answered questions regarding the setup and functions of a neighborhood watch committee. Questions were answered to the full satisfaction of all members present.

A member requested the Association to resume delivery of hard copies of the community newsletter monthly to all homeowners. This matter was taken under advisement by the Board for further discussion.

Hot Topics - Neighborhood Watch

Neighborhood Watch meeting on November 28th, was a success! Next meeting is scheduled on Jan 16th, at 6:30 pm in the clubhouse. Pat Morris volunteered to be the lead representative for the community. Don't lose momentum continue being Involved and attend the next important meeting! Call the Sheriff's non-emergency line at 858.565.5200 to report suspicious activity.



Vehicle Speed

We have received several complaints of community members driving too fast. We ask you to please be aware of your surroundings. Make sure you stop fully at all stop signs and watch for pedestrians. Be a good neighbor, respect our community signs and speed limits.

Services Offered by Crown Hills Residents

To place an ad, please call the office, or email, or use the form on the "Contact Us" page on the website.

Crown Hills is not responsible nor liable for any services offered in this newsletter. None of the individuals listed are endorsed in any way by Crown Hills.

ACCOUNTING/INSURANCE/LEGAL/LOAN

CPA Mary Welch, Income Tax Preparation - Crown Hills home office by appointment 619.659.3225 **Warren & Welch Co.** 858.488.0329

Notary Service - Carol Shue. Call 619.219.1996

Insurance - Get a free quote for your home or auto insurance, RV's too, from a trusted neighbor in Crown Hills. I also do commercial and health insurance. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

Farmers Insurance, Bob Soto - For FREE quotes, policy reviews and home inventory CD, and fast, friendly service, contact this Crown Hills resident, for ALL your insurance needs. 619.772.6464

Attorney - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620 lghianni@lglawsd.com

Home Loans - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Crown Hills Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

HEALTH & BEAUTY

P.U.R.E. Wellness Coach - ****NEWS FLASH**** I lowered my CHOLESTEROL by 40 points.... Ask me how? Contact Elma Wiersma 619.888.1833 or email at e7of10@cox.net

Jewelry Sales - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780

www.mariellarochoa.com

T'ai Chi Qigong Class - A self-healing, enjoyable exercise for people of any age or physical condition. Contact certified instructor Chris Endres for class details at c.endres@cox.net or 619.504.1557

Massage Therapist and Nail Technician - Affordable Prices. Call Myrna Mayer Phone: 619.445.7785 email: apurason@aol.com

Quality Chiropractic Care - 30+ years' experience and treatment is with an "edge" Call/ text 805.423.2356 Dr. Deborah Sampley, D.C.

www.grastontecnicque.com

Rodan + Fields Skincare - Dermatology based skincare for men and women. Focused on the face, but offering other essentials such as: sunless tanner, sunscreen and lip shield. Carole 540.470.0673.

HOME CLEANING, MAINTENANCE & REPAIR

Vanderbilt Painting - Owned & operated by Kevin Marks +10 years' experience in Residential & Commercial/ Interior & Exterior. Please call for a free consultation. 619.885.5455. CA LIC. #1010624

Artificial Grass and Hardscape - Beautify and reduce water bills with turf, pavers, flagstone and drought tolerant plant installation. Call Randy 619.787.8987

Love That Entry Look? - Call for veneer application, walls and low voltage lighting. Also Garage door springs. Randy 619.787.8987.

REALTY SERVICES

MIKE WILMERS REALTOR, GENUINE HOME TEAM

Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage, Keller Williams East San Diego. Call 619-277-2232 BRE# 00872511

Lisa Ruiz, Realtor - 2015 Top 10 Realtor in East County/#1 in Big Block Realty - Award winning team makes customer service our #1 priority 619.464.5472 www.lisaruiteam.com BRE #01846748

Alpine Realty - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

Kathie Pelletier - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. Call 619.445.1174 or 619.227.9092.

Crown Hills Realty Joe Brunold - A Real Estate Professional assisting you in the sale or purchase of your most valuable asset, free consulting. Office 1911 Alpine Blvd., call 619.445.2827.

MUSIC LESSONS/ENTERTAINMENT

Music Lessons & Performance - Beginner Guitar & Piano lessons. Beginner to advanced drumming. Classic Rock & 80's - 90's bands.

619.540.3659 www.alpinemusiclessons.com

Guitar Performance/Instruction - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.659.0577. www.milesclassicalguitar.com

Rapid Tatts - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths

Residents of Crown Hills are welcome to

submit ads in writing or via email

office@crownhillshoa.sdcoxmail.com

3 line maximum

Ads published as space permits

If advertising a business, it must be your business and in compliance with any local, state or federal laws, including a valid license or permit if applicable.

Crown Hills is not responsible for verifying your information is correct however, we reserve the right to pull your ad if you do not meet the requirements. Crown Hills is not liable for nor recommends any services. This page is a courtesy to Crown Hills Residents only and is not published online.



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